BOROUGH COUNCIL

APPEAL ALLOWED / DISMISSED
DOE LETTER DATED 13.5.08

warded for excellence

APPLICATION NO. WB/07/0969/OUT

Portland House
Richmond Road
Worthing BN11 1LF

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT PROCEDURE ORDER 1995

Enhance Developments.
73 New Road.
Worthing
West Sussex
BN13 3JP

PROPOSAL: Outline Application for the demolition of 2 existing bungalows and redevelopment with 5 detached dwellings comprising 2 x 5 bedroom chalets, 1 x 4 bedroom chalet and 2 x 4 bedroom 'dropped eaves' dwellings. (Access and scale to be considered at outline stage).

LOCATION : 4 and 4A Hayling Rise Worthing

DATE REGISTERED 3rd August 2007

APPLICANT : Mrs King and Miss W Foster

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 5001-01, 5001-02, 5001-03, 5001-04 and 5001-06 deposited on 3rd August 2007 and 5001-07 deposited on 6th September 2007, which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposed development, by virtue of the scale and layout of the proposed dwellings, would represent a cramped and unacceptable form of development relating unsympathetically to adjoining developments and causing harm to the character and visual amenities of this established residential area. As such the proposal conflicts with Policies BE1, H2, H9 and H18 of the Worthing Local Plan 2003 and Policies DEV1 and CH1 of the West Sussex Structure Plan 2001-2016.

cont.....

Dated : 28th September 2007

Assistant Director (Planning Services)

Note: Your attention is drawn to the notes and information overleaf.

2. The applicant has failed to demonstrate that safe vehicular access can be achieved. As such the proposal is contrary to Policies DEV1, DEV4 and DEV5 of the West Sussex Structure Plan 2001-2016 and Policies TR9, TR12 and TR13 of the Worthing Local Plan 2003.

This information is only intended as a summary of the reasons for refusal of planning permission. For further details on the decision please see the application report which is available from the Planning Reception at Portland House, Richmond Road, Worthing.